

**A G E N D A**  
**PLANNING AND ZONING COMMISSION MEETING**  
**OCTOBER 23, 2013**  
**AT CITY HALL**

1. Call meeting to order at 4:00 p. m.
2. Roll call
3. Approval of Agenda 10-23-13
4. Approval of 09-25-13 Minutes
5. Election of Planning and Zoning Commission Chairman
6. Public Hearing for Conditional Use Permit from November 1, 2013 until April 15, 2014 for storage of recreational vehicles and related items in R1 (Single Family Residential) zoning.
7. Public Hearing for Conditional Use Permit for a driveway on a collector street occurring at an interval of less than three hundred fifty (350) feet of an existing connection
8. Site Grading Permit – 508 S. Flynn St. – Lewis Electric (Dan Lewis)
9. Building Permit / Addition – 104 Sodrac Dr. – Jim’s I-29 (Jim Potratz)
10. Variance Request for Sign – 300 N Derby Ln – Midwest Dog Training (Chris Railsback)
11. Survey Plat – William Kevin Stoos - LOTS 1, 2, AND 3, STOOS ADDITION, IN LOT B, JOHNSTON TRACT 1, IN THE SE ¼ OF THE SE ¼ OF 4-89-48 AND MERRILL TRACT 1 IN THE SW ¼ OF THE SW ¼ OF 3-89-48 OF THE 5<sup>TH</sup> P.M., NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA
12. Discussion held on Amendments to Ordinance 17.68.140 (Access to City Streets)
13. Other Business
14. Adjournment

**MINUTES OF THE NORTH SIOUX CITY PLANNING & ZONING COMMISSION  
MEETING OF WEDNESDAY, OCTOBER 23, 2013**

The regular meeting of the North Sioux City Planning and Zoning Commission was held Wednesday, October 23, 2013, at City Hall. Meeting was called to order by Streeter at 4:03 p.m.

Finance Assistant Jennifer Roupe and the following Commission members were in attendance: Benson, Holbrook, Linden, Meyer (4:30 p.m.) and Streeter. Building Inspector Gary Roan was also in attendance.

Motion by Benson, second by Linden to approve the agenda as presented. Unanimous.

Motion by Linden, second by Benson to approve the September 25, 2013, minutes as presented. Unanimous.

Election of Chairman

Motion by Benson, second by Linden to nominate Streeter as Planning and Zoning Commission Chairman and to cease nominations. On a unanimous vote, Streeter was elected Chairman.

Izaak Walton League - Conditional Use Permit Hearing – 215 Suncoast Drive – Conditional Use Permit from November 1, 2013, until April 19, 2014, for storage of recreational vehicles and related items in R1 (Single Family Residential) zoning.

Public Hearing on request for conditional use permit was opened at 4:11 p.m. Public input was received from the following individuals:

Joan Christiansen – 183 Suncoast Drive  
Holli Skuza – 3 Izaak Walton Drive  
Linda Cook – 225 Westshore Drive  
Denise Hauser – 235 Westshore Drive  
Vern Miller (on behalf of Corinda/Craig Wickey) – 1 Izaak Walton Drive  
Sandy Comstock – 221 Westshore Drive  
Sherry Caba – 208 Suncoast Drive  
John & Joyce Evenson – 231 Westshore Drive  
James & Rebecca Struthers – 239 Westshore Drive  
Ralph Thomson – 215 Suncoast Drive

Motion by Benson, second by Linden to close public hearing at 4:25 p.m. Unanimous. Motion by Linden, second by Holbrook to deny request as presented. Unanimous.

Oscar's Mini Storage - Conditional Use Permit Hearing – 765 North Derby Lane – Conditional Use Permit for a driveway on a collector street occurring at an interval of less than three hundred fifty (350) feet of an existing connection.

Public Hearing on request for conditional use permit was opened at 4:30 p.m. No Public Input. Motion by Linden, second by Benson to close public hearing at 4:32 p.m. Unanimous. Motion by Benson, second by Meyer to approve request as presented. Unanimous.

Lewis Electric – 508 South Flynn Street – Site Grading Plan

Motion by Benson, second by Meyer to approve plan/request as presented. Unanimous.

Jim's I-29 – 104 Sodrac Drive – Building Permit/Addition

No Action Taken

Mid-West Dog Training – 300 North Derby Lane – Variance Request for Sign Placement

Motion by Benson, second by Linden to approve variance hearing for November 20, 2013. Unanimous.

Survey Plat – William Kevin Stoos

Motion by Linden, second by Meyer to approve the following survey plat. Unanimous.

LOTS 1, 2, AND 3, STOOS ADDITION, IN LOT B, JOHNSTON TRACT 1, IN THE SE ¼ OF THE SE ¼ OF 4-89-48 AND MERRILL TRACT 1 IN THE SW ¼ OF THE SW1/4 OF 3-89-48 OF THE 5<sup>TH</sup> P.M., NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA

Amendments to Ordinance 17.68.140 (Access to City Streets)

Tabled until next meeting.

Other Business:

None

**ADJOURNMENT:**

Motion by Meyer, second by Linden to adjourn. Unanimous.

Dated this October 23, 2013

Jennifer Roupe  
Finance Assistant